

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

JANUARY 5, 2009

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Acting Chairman Jim Liberman presiding. Upon roll call, the following responded:

Present:

Acting Chairman Jim Liberman
Steve Lichtenfeld, Aldermanic Representative
Craig Owens, City Manager
Scott Wilson
Marc Lopata (left the meeting at 6:15 p.m.)
Ron Reim

Absent:

Chairman Harold Sanger

Also Present:

Kevin O'Keefe, City Attorney
Catherine Powers, Director of Planning & Development Services
Jason Jaggi, Planner

Acting Chairman Liberman welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

MINUTES

The minutes of the December 15, 2008 meeting were presented for approval. The minutes were approved, after having been previously distributed to each member.

REVISED SITE PLAN – SINGLE FAMILY RESIDENCE – 121 LINDEN AVENUE

Matt Moynihan, project landscape architect, was in attendance at the meeting.

Catherine Powers explained that this project was approved on October 20, 2008 by the Plan Commission with a condition that the applicant provide a bond totaling the caliper inches of trees remaining and that the trees receive root pruning after excavation. The applicant is now requesting changes to the site plan specifically involving a revised landscape plan (including two

additional trees to be removed), expansion of the rear yard swimming pool, and reconfiguration of the steps from the driveway to the rear yard. The swimming pool is now occupying a larger portion of the rear yard and as a result, impervious coverage has increased from 52.7% to 54.3%. A different plant material and the removal of two additional trees from the rear yard is also part of this revised site plan. A total of 166-caliper inches of trees are to be removed which require replacement. The plan shows 169-caliper inches to be replaced. A 24-inch female Ginkgo and a 26-inch Walnut tree are proposed to be removed as a result of this revision. The applicant has submitted a letter from Tim Gamma, arborist, proving for justification of the removal of these trees due to the fruit produced by the trees which are incompatible with the pool area. The applicant has also submitted a photograph showing the Walnut tree's location within the overhead lines in the rear yard. The landscape plan provides for a more formal arrangement, especially in the rear yard. The plan shows three trees to remain (totaling 59-inches) on the property and three street trees. The City's contracted landscape architect has concerns with the proposed Honey Locust trees on the south side, adjacent to the retaining wall. This space is very narrow and will not support large trees. To compensate for the lost trees in the rear yard, the City's landscape architect recommends that understory trees be added in the rear yard. The steps connecting the driveway to the rear yard have also been reconfigured, providing for a more level back yard. With this revision, the impervious coverage has been nearly maximized on this site. The enlarged pool now dominates the rear yard area and necessitates the request for removal of two trees. Staff has reviewed the request for the additional tree removal and after several discussions with the City's contracted Landscape Architect and the project landscape architect, supports the removal due to the Walnut tree's very close proximity to the overhead lines and the undesirable nature of the female Ginkgo's fruit production. The City's contracted Landscape Architect has reviewed the request and also concurs with the removal of these two additional trees. Because the pool area occupies a large majority of the rear yard and the location of the overhead lines, there is limited space to plant additional canopy trees. Nonetheless, staff believes that additional understory trees could be planted in the rear yard to compensate for the larger canopy trees lost to construction. As indicated by the City's landscape architect, the proposed Honey Locusts should be removed from the south side adjacent to the retaining wall in favor of a hedge row. Staff recommends approval with the following conditions:

1. That a revised landscape plan be submitted showing the removal of the Honey Locusts on the south side adjacent to the retaining wall and the planting of additional trees in the rear yard for review by staff and the City's contracted landscape architect prior to building permits;
2. That 166-inches of trees be shown as replaced on the revised landscape plan. If the total inches are not replaced with the concurrence of the City's contracted landscape architect, the balance of those inches are to be paid into the City's forestry fund at a rate of \$120.00 per inch;
3. That the applicant root prune after excavation or undertake any tree remediation work upon recommendation by the City's contracted Landscape Architect and that proof of such remediation work be provided to the City upon completion;

4. That a landscape bond in the amount of \$7,080 be required totaling the caliper inches of trees on private property impacted at a rate of \$120 per inch for a period of one year after certificate of occupancy prior to receiving a building permit; and
5. That the City's Tree Protection Standards be followed for all trees which are to remain.

Catherine noted that further discussions took place earlier this afternoon regarding the Elm Tree adjacent to the neighboring property and the original determination that it had Dutch elm disease. This disease has not yet been confirmed and as such, the tree may remain.

Mr. Moynihan presented the proposed revised site plan, stating that Catherine did a good job capturing the proposed revisions. He indicated that as Catherine mentioned, the space is narrow on the south side, so they have replaced the Honey Locusts with a holly hedge and that they have added two trees in the rear yard a safe distance from the electrical wires. He indicated that with regard to the subject Elm tree, Dan Christy (arborist) is going to do a definitive test on the tree to determine whether or not it has Dutch elm disease.

Acting Chairman Liberman asked Mr. Moynihan if the staff recommendations are acceptable.

Mr. Moynihan replied "yes". He stated that staff has been great to work with and that the owners are anxious to move forward.

Steve Lichtenfeld asked if the contour is changing as a result of replacing the trees on the south side with hedges.

Mr. Moynihan indicated that the site remains relatively flat.

Marc Lopata asked if the site plan can be re-visited.

Jason Jaggi replies "yes", since this is a revision to the originally approved site plan.

Marc Lopata asked about storm water drainage.

Mr. Moynihan indicated that there is a drainage system in place which is very satisfactory.

Marc Lopata asked if water at the rear of the site will drain to the neighbor's property.

Mr. Moynihan replied "yes". He stated that is how the natural drainage flows. He stated that water drainage will be slowed down from about 5% to about 2 to 3% as the site will be flattened out a bit. He stated that with the revised site plan, they are neither increasing nor decreasing the amount of water that flows onto the neighbor's property, but they are probably slowing down the flow. He stated the new driveway will now drain to the storm sewer and

decreasing runoff to the south if a pre-development versus post-development comparison is made. He stated that an inlet could be added to help protect the neighbor to the south.

Marc Lopata indicated that the City's priority is to protect water runoff onto adjacent properties and not to increase that runoff.

Mr. Moynihan reiterated that they are not increasing runoff.

Marc Lopata asked if they will be using an engineered fill.

Mr. Moynihan indicated they will use a good sandy mix.

Acting Chairman Liberman asked if there were any comments from the audience regarding this proposal.

None were received.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve per staff recommendations. The motion was seconded by Ron Reim and received unanimous approval of the members.

Marc Lopata noted that the front gate is open and the lock is missing. He asked that for safety reasons, this situation be corrected.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE - 7628 WESTMORELAND

Lauren Strutman, project architect and Dave Welton, civil engineer, were in attendance at the meeting.

Catherine Powers explained that the proposed project consists of a 2-story, 30 foot in height, 4,544 square foot brick single-family residence with a two-car at grade rear entry garage. The site measures approximately 8,000 square feet and is located in the Bemiston Subdivision. Catherine indicated that the existing impervious coverage is 3,510 square feet, or approximately 43.9% of the site and the new plans show impervious coverage at 4,189 square feet, or 52.4% of the site. A storm sewer is not located near the property so in lieu of a storm sewer connection, the applicant is proposing to daylight the storm water on-site via under drains and side yard swales. The downspouts are shown to discharge via splash blocks. The 4-inch under drains will handle the storm water that is not absorbed by the pervious paver driveway and walks. The Public Works Department has reviewed this site plan and concurs with the staff recommendation for storm water mitigation. Trash storage is shown within an enclosure located adjacent to the driveway and accessible from the rear alley. The enclosure will be screened with a 5-feet high stone garden wall and fence. The applicant is proposing a geo-thermal HVAC system which does not require exterior mechanical equipment. The landscape plan shows 36.5 caliper inches of trees to be removed which require replacement. The applicant is proposing 31-inches of replacement trees, resulting in a deficit of 5.5 caliper inches. The two street trees will remain and be protected. Catherine noted that

this application continues the trend of new houses on Westmoreland Avenue. The impervious coverage increase is near the maximum of 55% and a storm sewer connection is not available. The majority of the site is very level. Staff would prefer that the downspouts on both sides of the house be connected to the under drain in order to not create a disturbance to adjacent properties and to direct water away from the foundation. To allow a connection, an additional under drain is required within the east side yard. Staff recommends that the rear yard pop-up emitter be adjusted away from the property line to avoid impacting the neighboring property. Catherine stated that to offset the increase in impervious coverage, the plans indicate the use of pervious materials for the driveway and walkways. Catherine indicated that staff recommends approval with the following conditions:

1. That the City's tree protection standards be in place at all times for the street trees.
2. That all downspouts on the side and rear of the structure tie-in to the under drains;
3. That the rear yard pop up emitter be adjusted away from the property line for staff review and approval.

Ms. Strutman introduced the homeowners to the members. She advised the members that the square footage as indicated by Catherine includes the garage. She stated that they will comply with all three staff recommendations.

Marc Lopata indicated that he applauds the owners for their use of energy efficiency and sustainability products. He stated that he is a bit concerned about the flat property and suggested incorporating a rain garden at the southeast corner of the property.

Mr. Welton commented that because of the flat property, there is no place to discharge the water except to the street, which the City's Public Works Director is not in favor of.

Marc Lopata asked if they will be using an engineered fill.

Mr. Welton indicated that they probably will. He reminded Marc that they are also using permeable pavers.

Marc Lopata asked where the driveway water discharges to.

Mr. Welton indicated that it drains to a pop-up in the front.

Marc Lopata questioned if there is sufficient slope from back to front.

Mr. Welton indicated that ½% is the best they could do.

Ms. Esther Smoller, neighbor to the east (7624 Westmoreland), asked if some landscaping could be put along the side of the house so that she does not look out her side window and see just a brick wall.

Mr. Borts, homeowner, advised Ms. Smoller that their original plan included some small ornamental plants, but they were asked to remove them due to their proximity to the swale. He stated he would be more than happy to provide some plantings along that side if they can.

Marc Lopata, referring to the pervious pavers, asked if the water, when the sub-grade is full, will run to the street.

Mr. Welton replied “yes”.

Being no further questions or comments, Scott Wilson made a motion to approve the site plan per staff recommendation. The motion was seconded by Marc Lopata and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Ms. Strutman presented a color rendering of the proposed structure.

Samples of the brick (cream color, natural mortar), stone (AW Goldstone) for the base of the structure, window (architectural aluminum clad, bronze in color), and roof (faux slate) were presented. Ms. Strutman advised the members that the owners are considering solar sun slate shingles for a portion of the rear roof (brochure distributed).

Acting Chairman Liberman asked staff if imitation slate has been approved for any previous projects.

Jason Jaggi replied “yes”.

Catherine Powers indicated that this specific type has not been previously approved.

Ms. Strutman advised the members that the product comes with a 50 year warranty.

Scott Wilson mentioned that he believes a new house on Carrswold was approved with a faux slate roof.

Catherine Powers agreed.

Acting Chairman Liberman asked if staff has had a chance to review the proposed solar panels.

Jason Jaggi replied “no”. He stated that staff is not familiar with the product.

Scott Wilson asked if this house could be LEED Certified and, if so, what level.

Ms. Strutman replied “yes”; the house could be LEED Certified, but she did not know what level.

Ron Reim asked the color of the brick on the adjacent homes.

Ms. Strutman indicated that the house to the left has a mix-red brick and the house to the right is frame.

Marc Lopata stated that he has used the solar panels in Nevada and they work very well. He stated he is impressed with the proposal and asked if the demolition waste will be recycled.

Ms. Strutman replied “yes”.

A discussion regarding the varying building heights along the block ensued. Catherine indicated that there are a number of different heights on Westmoreland.

Acting Chairman Liberman commented that the proposal is within the height guidelines.

Being no further questions or comments, Marc Lopata made a motion to approve as presented per staff recommendations. The motion was seconded by Ron Reim and unanimously approved by the members.

Note: Marc Lopata left the meeting (6:15 p.m.)

ARCHITECTURAL REVIEW – 626/700 S. HANLEY ROAD – CENTRAL CHRISTIAN CHURCH (CONTINUED CONSIDERATION)

Tyler Stephens, project architect, was in attendance at the meeting.

Catherine Powers explained that the applicant has simplified the request for exterior changes by eliminating the proposed awnings and landscaping. Two ground signs, each measuring 2.5 x 6-feet, are proposed in front of each building within a tree lawn area. The signs will contain an aluminum background panel with metal and acrylic cut-out letters. The existing directional signs will be removed. The existing wall sign on the 700 S. Hanley building will also be removed. No new wall signs will be installed. The Sign Ordinance allows a 25 square foot ground sign or a 12 square foot wall sign at the entrance to the school. In consultation with the City Engineer, access to the 626 S. Hanley building from the 700 S. Hanley building has been revised. The applicant is proposing to install a 6-foot wide “parallel” sidewalk north of the alley to the 626 S. Hanley building entrance. Catherine indicated that with the removal of the awnings and trees, many of the previous concerns with this proposal have been eliminated. The ground signage has been reduced in width and is more appropriate to the space in which they will be located. The reconfigured alley crossing provides additional width to increase the safety of the children and meets the approval of the City Engineer. Coordination with the Public Works Department and Ameren UE regarding the relocation of regulatory signage and utility equipment in the alley will be required. Catherine stated that staff’s recommendation is to approve with the condition that the applicant apply for and receive a sign permit prior to the installation of the ground signs.

Scott Wilson commented that the applicant did what was asked at the previous presentation.

Mr. Stephens noted that there will be a stop “bar” painted on the alley.

Being no further questions or comments, Ron Reim made a motion to approve per staff recommendation. The motion was seconded by Steve Lichtenfeld and unanimously approved by the members.

EXTERIOR ALTERATIONS – 7701 & 7733 FORSYTH BOULEVARD

Bob Winters, project architect, was in attendance at the meeting.

Catherine Powers explained that in July, 2007 the Architectural Review Board approved exterior renovations to the Pierre Laclède Center buildings which included reconfiguration of the plaza, new signage, and landscaping. That work has been completed and the applicant is now requesting an additional exterior alteration to reface the building columns on the first and second floors of the towers. The existing aggregate limestone panels will be removed and smooth faced limestone panels will be installed. The panels are of similar size, shape and texture as the plaza retaining walls and planters. Catherine indicated that staff believes the columns will compliment the plaza materials and recommends approval as submitted.

Mr. Winters presented photographs and color renderings to the members. He advised the members that they believe this alteration will enhance the street presence. He stated that currently, the columns are pre-cast, not aggregate as Catherine indicated. He stated that they also believe the change to limestone panels will help with the building lighting.

Acting Chairman Liberman asked if this proposal is strictly for aesthetic purposes and not for performance issues.

Mr. Winters indicated that there are some structural issues as well.

Acting Chairman Liberman asked if the new limestone panels are of the same dimension as the existing panels.

Mr. Winters replied “yes”.

Scott Wilson asked if some of the columns have already been stripped.

Mr. Winters replied “yes”.

Ron Reim asked if this change will only affect the Forsyth elevation.

Mr. Winters indicated that the columns on all four sides of the 7701 building will be changed and all except the bank of the 7733 building will be changed.

Steve Lichtenfeld commented that he believes it looks good.

Being no further questions or comments, Scott Wilson made a motion to approve as submitted. The motion was seconded by Steve Lichtenfeld and unanimously approved by the members.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 6:35 p.m.

Recording Secretary